

FOR  
SALE

59 BEACH ROAD, TYNEMOUTH NE30 2TN  
£425,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- SPACIOUS RECEPTION ROOM
- OPEN PLAN, CONTEMPORARY DINING KITCHEN
- CONSERVATORY & UTILITY ROOM
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- LOW MAINTENCE REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

RECEPTION ROOM  
14'6 x 14'2

DINING KITCHEN  
21'2 x 8'3

CONSERVATORY  
9'8 x 8'11

UTILITY ROOM  
14 x 7'5

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
17'10 x 12'3

BEDROOM TWO  
9'10 x 9'5

BEDROOM THREE  
10'3 x 8'5

BATHROOM WC  
10'10 x 5'6

GARAGE  
15'6 x 8'1

FRONT GARDEN

REAR GARDEN

## 59 BEACH ROAD, TYNEMOUTH NE30 2TN

This attractive three-bedroom semi-detached home is set within a highly sought-after residential area and offers spacious, well-planned accommodation ideal for modern family living.

The property benefits from appealing kerb appeal, with a front garden and driveway providing off-street parking and access to the attached garage. Inside, a welcoming hallway leads to the main reception room with a contemporary media wall with feature fire and low-level cupboards creates a striking focal point while providing useful storage.

To the rear is the open-plan dining kitchen, forming the heart of the home. This impressive space features a wide range of fitted units with granite worktops and ample preparation space. There is space for a range oven with chimney hood above, and the layout comfortably accommodates a dining table, creating a sociable setting for everyday meals and gatherings.

The kitchen flows into a conservatory overlooking the rear garden, offering additional versatile living space that can be used as a second sitting area, playroom or home office. A separate utility room provides space for appliances and extra storage, and a downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom includes fitted wardrobes, a bay window and feature lighting and panelling to one wall. The family bathroom includes a bath, walk in shower, washbasin and WC, presented in a clean, modern style.

Externally, the rear garden has been designed for low maintenance, providing an attractive outdoor area for relaxing or entertaining. The attached garage offers additional storage or secure parking, complemented by driveway parking to the front.

Tynemouth is an historic town which beautifully balances the traditional with the modern to stay one of the most popular destinations in the North East. It is perfectly situated and perfectly sized to be vibrant and exciting, while also being intimate and community driven.

59 BEACH ROAD  
TYNEMOUTH  
NE30 2TN

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

59 BEACH ROAD  
TYNEMOUTH  
NE30 2TN

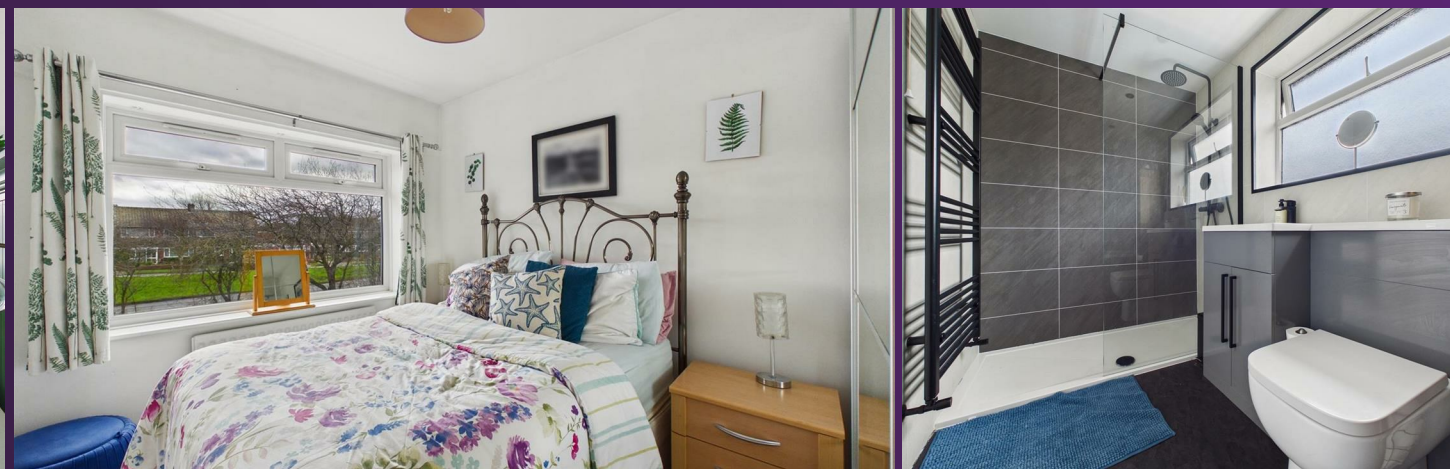
EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

59 BEACH ROAD  
TYNEMOUTH  
NE30 2TN

EMBLEYS  
ESTATE  
AGENTS

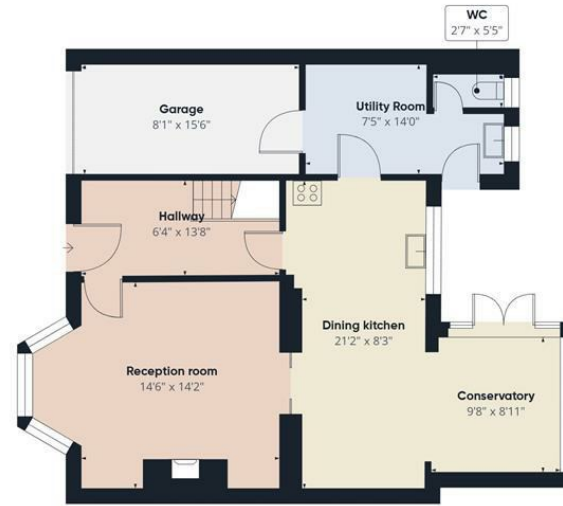


0191 252 2810 - EMBLEYS.CO.UK

59 BEACH ROAD  
TYNEMOUTH  
NE30 2TN

EMBLEYS  
ESTATE  
AGENTS





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1316 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

59 BEACH ROAD  
 TYNEMOUTH  
 NE30 2TN

#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

[VIEW PROPERTY](#)

#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

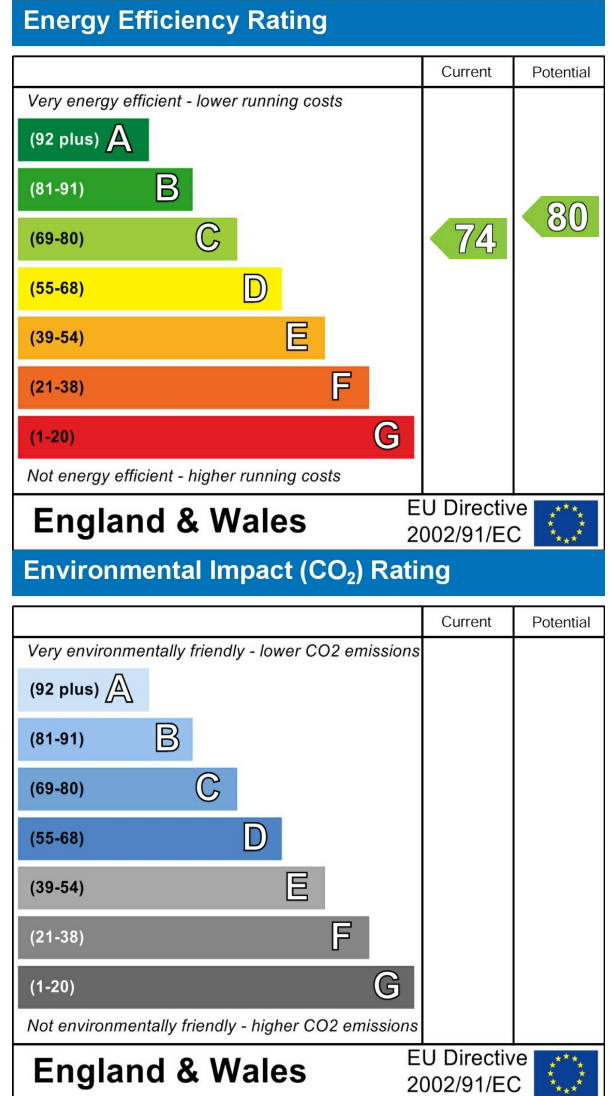
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



EMBLEYS  
 ESTATE  
 AGENTS

YOU'LL BE SOLD ON EMBLEYS

EMBLEYS  
 ESTATE  
 AGENTS



0191 252 2810 - EMBLEYS.CO.UK